November 5, 2010 Project Update

- A project update was presented at the Payne-Phalen District 5 Planning Council Board meeting October 26. Approximately 20 community members were present. Presentation included an update of progress in the past 10 months. Two schemes of Schematic Design options being studied were presented, and a number of comments were received from Board Members and community members. Most comments favored a building facing Payne Avenue. In addition, concern was expressed in the lack of information coming to the community. Parks committed to regular updates of information on the project, even if it is a report that there is no new development to report.
- Negotiations continue between the City and Payne Maryland Partners (a non-profit corporation formed by Arlington Hills Lutheran Church, Bradshaw Group Inc., and Merrick Community Services) on a development agreement for the project. Completion of the agreement will be one of the project milestones.
- The City Council action on the indemnification clause of the draft development agreement, originally on the October 27 agenda, was postponed until
- November 24, 2010.
- The Schematic Design options being developed by project architects Hamel, Green, and Abrahamson were reviewed in a November 3 meeting of the large partner group. The plan strongly preferred by the group has the building oriented toward Payne Avenue. The plan at this level is conceptual, and defines major spaces and circulation, how they relate to each other, and how they relate to external spaces. It also shows organization of site elements, including open field and tot lot space, a community plaza, and parking.
- The next step is to test the design against the program desires of the community and the agencies housed there. Availability for outside users will be assessed as part of the program need. Program support people from the partners will test the program use matrix against the spaces identified in the next week.
- City has advertised for proposals for Construction Manager services for the project. The CM is an integral part of the team, working closely with the Project Architect, the City Project Manager, and contractors to deliver the finished construction. Proposals are due November 24, 2010.
- A public meeting has been scheduled to discuss the adjacent project for Maryland Avenue turn lanes at 6:30 p.m., November 18, 2010 at the East District Police Station. City Public Works and Ramsey County Public Works will discuss their project and timeline. Parks will be present to discuss the cooperation between the projects.